

AGENDA

FLATHEAD COUNTY BOARD OF ADJUSTMENT

January 5, 2021

At this time, Flathead County Planning & Zoning Office will *not* be holding public meetings at our regular venue. The regular meeting of the **Flathead County Board of Adjustment will be held January 5, 2021 beginning at 6:00 P.M., remotely via Zoom.**

Individuals who wish to make public comments are encouraged to send in comments via email prior to the meeting (send to planning.zoning@flathead.mt.gov). Any comments that have been received after board packets, will be read into the public record. To access the meeting and give oral comment, please follow the instructions below.

One tap mobile

+13462487799,,92710046081# US (Houston)
+16699006833,,92710046081# US (San Jose)

Dial by your location

(wherever you are closest to - if you are unable to connect please try one of the other numbers)

+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington D.C)

Meeting ID: 927 1004 6081

Further instructions for commenting will be given orally during the meeting. You can join the event starting at 6:00 p.m. on June 2, 2020

The Agenda for the meeting will be:

- A. Call to order and roll call.**
- B. Approval of the December 1, 2020 meeting minutes**
- C. Election of officers**
- D. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.**
- E. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
 - 1. **FCU-20-17** A request by Swan Peak Properties, LLC for a conditional use permit for a drive-through coffee stand to be located at 43 Woodland Park Drive, Kalispell MT within the Willow Glen Zoning District. The property is zoned B-1 (Neighborhood/Professional Business) and the total acreage involved in the request is approximately 1.295 acres.
 - 2. **FZV-20-03** A request by JTC Properties, LLC for a variance to Section 3.16.040(5) of the Flathead County Zoning Regulations (FCZR), to exceed the 40% maximum lot coverage. The subject property is zoned RC-1 (Residential Cluster) and is located at 283 and 287 Eagle Bend Drive in Bigfork, MT, within the Bigfork Zoning District. The property contains approximately 0.194 acres.
- F. Old Business**
- G. New Business**
- H. Adjournment**

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

All decisions made by the Board of Adjustment are considered final actions.

Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board.

Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, January 5, 2020.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.